# Joint Planning/Zoning Board

Town of Guttenberg
6808 Park Avenue
Guttenberg, N.J. 07093

**Mayor**
Wayne D. Zitt, Jr.

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EDUARDO CARDENAS, CLASS II MEMBER
WILLIAM HOKIEN, CLASS III MEMBER
RUPERT VERANO, ALT 1
CHRISTIAN MONTERO, ALT 2

## AGENDA FOR REGULAR MEETING
## MONDAY, DECEMBER 15, 2025

The Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg has scheduled a regular meeting on Monday, December 15, 2025 at 6:00 p.m., Town Hall Council Chambers, 6808 Park Avenue, Guttenberg, New Jersey 07093.

**1. Meeting called to order.**

**2. Pledge of Allegiance.**

**3. Reading of notice in compliance with Open Public Meetings Act.**

This is the regular meeting of December 15, 2025 of the Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg.

Adequate notice of this meeting was provided pursuant to the Open Public Meetings Act, by, at least forty-eight (48) hours prior to this meeting, giving the time, date, location, and, to the extent known, the agenda, further indicating that formal action may be taken, and this notice was (1) prominently posted in at least one public place reserved for such or similar announcements; (2) mailed, telephoned, or telecopied to at least two newspapers, which newspapers have been designated by the Joint Planning/Zoning Board of Adjustment of the Town of Guttenberg to receive such notices, one of which is the official newspaper of the Town; and (3) filed with the Clerk of the Town.

**4. Roll Call.**

**5. Communications, reports, and administrative matters.**

**6. Minutes for approval.**

a. November 17, 2025 Regular Meeting.

**7. Memorializing Resolutions.**

**8. Acceptance/Completeness/Status.**

a. **PB 2024-02**: 7001 Adams Street, LLC – Block 2, Lots 7-9; 7001-03 Adams St.
Filed: November 8, 2024 Deemed Complete: pending
(*applicant proposes construction of a 14-story, 98-unit high-rise in R-5 zone*)

b. **ZB 2025-06**: 6903-07 Jackson St., LLC – Block 4, Lot 22; 6903-6907 Jackson Street
Filed: May 1, 2025 Deemed Incomplete: May 19, 2025
(*applicant proposes to construct a six-story, 36-unit residential mid-rise in the R-1 zone)*

c. **ZB 2025-8**: 6812-18 Park Ave, LLC – Block 34, Lot 4; 6812-6818 Park Avenue
Filed: October 22, 2025 Deemed Incomplete: November 17, 2025
(*applicant proposes to construct a five-story, 36-unit residential mid-rise in the C zone*)

d. **ZB 2025-9**: Janice Prop. Dev., LLC – Block 16, Lot 8; 6822 Bergenline Avenue
Filed: November 20, 2025 Deed Complete: pending
(*applicant proposes converting commercial space to residential, creating new residential*)

**9. Old Business – Applications.**

a. **PB 2025-01:** 52-54 70th Street, LLC – Block 36, Lot 27; 52-54 70th Street
Filed: August 25, 2025 Deemed Complete: October 20, 2025
(*applicant proposes to construct a five-story, 12 unit mid-rise in the R-4 zone)*

**10. New Business – Applications.**

**11. Open to public for comments on other matters.**

**12. Motion to adjourn.**

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Next regular meeting date: **Wednesday, January 21, 2026** at **6:00 p.m.** in the **Town Hall Council Chambers, 6808 Park Avenue, Second Floor, Guttenberg, New Jersey 07093**. *Feel free to email boardsecretary@myguttenberg.com*